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Candace Havens
Director

MINUTES OF MEETING:

Auburndale Historic District Commission

DATE:

January 14, 2014

PLACE/TIME:

Newton City Hall, Room 202, 7:30 PM

IN ATTENDANCE:

**Italo Visco, Chair
Patricia Bottomley, Member
Daniel Sexton, Acting Commission Staff**

**Nancy Grissom, Member
Mark Armstrong, Alternate
See attendance list**

ABSENT:

**Rodney Barker, Member
Patricia Baker, Member**

Richard Alfred, Member

The meeting was called to order Chair Italo Visco. Voting permanent members included Visco, Bottomley, and Grissom. Alternate member Armstrong also voted. Daniel Sexton, acting commission staff, recorded the meeting digitally. The meeting was called to order at 7:32 p.m.

357 Central Street – Certificate of Appropriateness

Alec Meyers, representing the property owners, presented an application to install solar panels on the front and rear roof planes of the single-family residence at 357 Central Street. Mr. Meyers explained that the locations were selected based on an analysis of the solar capturing potential for the parcel and the structural stability of buildings on the site.

A Commissioner asked why no solar panels were proposed on the rear of the detached garage. Mr. Meyers explained that the adjacent trees resulted in a lot of shade over the detached garage and that the structural stability of the building may have been in question. Another Commissioner also asked whether the shingles on the home were original and how the panels would be mounted to the roof. Mr. Meyers did not believe the roofing material was original, and noted that they were likely a modern asphalt design. Mr. Meyers further indicated that the panels would be installed parallel to the roof slope and extend no more than six inches above the roof surface. A Commissioner mentioned that he was not worried much about the mounting system, but was concerned about the visibility of the solar panels from Central Street. The same Commissioner also asked whether alternative locations or systems had been considered. The Commissioner was sympathetic to the installation of energy saving infrastructure, but was having trouble accepting the visibility of the non-historic feature. Mr. Meyers indicated that the proposed panel locations were determined through a solar capturing analysis of the site, and that if the front array were eliminated the project would not be viable.

A Commissioner then asked whether other penetrations of the roof, beyond the mounting anchors, would be necessary. Mr. Meyers explained that additional penetrations of the roof surface would be necessary to connect the panels to the inverter and load center located in the attic. Additionally, Mr. Meyers discussed a couple of exterior conduit segments that would be needed to link the front and rear panels together and to

connect the panels to the A/C disconnect. A Commissioner was concerned that any penetration of the gable soffit for the conduit would degrade the architectural integrity of the structure and be visible from the street. Mr. Meyers indicated that the A/C disconnect had to be located on the south façade of the building near the existing electrical meter by code. A couple of Commissioners discussed the location and color of the conduit segment crossing over the ridge. The Commissioners determined that a number of steps could be taken to mask the conduit and minimize its visibility from the street. The Commissioners then discussed how the conduit could be routed down the rear of the structure, adjacent to the existing roof drain, and then traverse the bottom edge of the siding on the south façade of the structure to the A/C disconnect.

Additional discussion amongst the Commission ensued regarding the solar capturing potential of the proposed panels. Mr. Meyers explained that different panels can provide different energy offsets. Furthermore, Mr. Meyers mentioned that the analysis of the solar capturing potential for the parcel helped to determine which panels would be appropriate for the site and where they should be located.

The Commissioners then discussed the fact that the panels could be removed at a future date, if necessary. Furthermore, the Commissioners debated the historic significance of the roof. While the structure had received a Historic Preservation Award for the renovation of the structure, a modern asphalt roof material was allowed at the time of redevelopment.

The Commission Chair asked if there were any members of the public present that wished to speak about the project. No members of the public were in attendance to speak in support or against the proposed project. Furthermore, the Commission Chair read an email from Amy Sangiolo, which supported the project, into the record.

RECORD OF ACTION

DATE: January 14, 2014

SUBJECT: 357 Central Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on January 14, 2014 the Auburndale Historic District Commission, by vote of 4-0,

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 357 Central Street to install solar panels on the front and rear roof planes with the following conditions:

- 1) The petitioner shall install the Suniva Optima Series Monocrystalline Solar Modules, with a muted black surface, and ZEP Array Skirting along the bottom edge of the solar arrays;
- 2) The electrical conduit connecting the rooftop solar arrays to the A/C disconnect shall cross over the main ridgeline of the structure to the right front solar array, follow the existing gutter down the rear façade of the structure, and traverse the bottom edge of the siding on the south façade of the structure; and
- 3) The conduit shall be colored to match the underlying finish material of the structure or gray; and
- 4) The panel mounts, skirting, and ancillary hardware used in the installation of the solar arrays shall be painted black.

Voting in the Affirmative:

Italo Visco, Chair

Patricia Baker, Member

Nancy Grissom, Member

Mark Armstrong, Alternate

Administrative Discussion:

Approval of Minutes

The Commission approved the December, 2013 meeting minutes, with Mr. Visco abstaining.

The meeting was adjourned at 8:30 p.m.

Recorded by Daniel Sexton, Acting Commission Staff